

ZONING BOARD OF ADJUSTMENT

March 2, 2021

Present: Gil Morris, George Rainier, Craig Pettigrew, Loren White, Jarvis Adams

Sheldon was present on Zoom, with Steve Atherton and the Applicants

Gil opened the meeting, and Jarvis wanted to clarify that this meeting was just to decide whether or not to accept the Application for an Appeal from an Administrative Decision. Gil went through the application and discussed the attachments. The applicant stated that Michael Borden had determined that the lots are not buildable based on the lack of sufficient frontage on "a Class 5 or better highway, as defined in NH RSA 229:5, or a street shown on an official map, if any" and therefore denied a building permit.

The applicant responded that Mike Borden's first premise was incorrect and they stated they had assurance from the Planning Board that the lots would be in conformance with Greenfield's Zoning even after the Lot Line Adjustment should they decide to sell either of them.

They attached Mike Borden's denial and several other emails to their Application, as well as site maps. Gil then asked if the Board thought we have all of the information that we would need to hear the case.

Sheldon thought we did have sufficient information to hear this case and determine a direction to go in. It's clear what they're asking for, which is a reversal of Mike Borden's decision of whether or not it was a buildable lot. Sheldon thought it might be appropriate to have a site walk. Jarvis agreed that we have enough material to hear the case; he wasn't sure a site walk was necessary.

Jarvis moved to proceed with the Public Hearing; Sheldon seconded it. A roll call vote was taken and all were in favor; motion passed. The Board decided to hold the Public Hearing on March 24th at 6:00 PM.

Janice can get the tax map from Catherine to show the surrounding lots.

The Board reviewed the minutes from the last meeting. **Sheldon moved to accept the minutes as written; George seconded. A roll call vote was taken and all were in favor; motion passed.**

Gil shared the draft letter he had written to the Select Board regarding the enforcement of zoning requirements. The Board provided several edits.

Sheldon moved to adjourn at 7:08 and Steve seconded. All were in favor; motion passed.